

COUNCIL POLICY**CURRENT**

SUBJECT: REZONINGS - DEDICATIONS AND IMPROVEMENTS
POLICY NO.: 600-02
EFFECTIVE DATE: December 19, 1974

BACKGROUND:

It has been the practice of the City to make zone changes subject to the recordation of a final subdivision map in cases in which the land is not served by standard public facilities. In the case of large area residential, and in most industrial and commercial zonings, this practice proved to be a fair and practical means of insuring that the abutting streets and other public facilities were improved to modern standards at no expense to the City. In most cases the owner intended to file a subdivision map in any event and the public improvements would, therefore, be installed pursuant to the subdivision map procedure. However, where a small parcel or a group of separately owned lots was sought to be rezoned, the requirement of a subdivision map proved to be burdensome and, in some cases, defeating. Any form of secured agreement to install the needed public improvements, such as a 1911 Act contract, a bonded permit for work in the public right of way, or a bonded agreement executed in connection with the recordation of a subdivision map, will adequately assure that the improvements will be installed.

Experience with zone changes made subject to the recordation of a subdivision map within one year has indicated that a two-year limit for achieving the required dedications, improvements, or mapping would be more practical.

PURPOSE:

To afford the owner of property being rezoned a selection of methods to be used to obtain the necessary public improvements required by the City, and to set a standard of two years as the time during which a zone change may be effectuated.

POLICY:

Where zoning of land is approved subject to dedications, improvements or both being made at the expense of the property owner, or subject to the recordation of a subdivision or parcel map, or any combination thereof, the zoning ordinance shall provide that the zoning regulations shall attach and become effective only upon such dedications being made, improvements being installed or bonded for, or maps being recorded, within two years.

HISTORY:

Adopted by Resolution R-183715 05/13/1965
Amended by Resolution R-212239 12/19/1974